



*The Town of Leesburg*  
**INTEROFFICE MEMORANDUM**

To: John Wells, Town Manager

From: Susan Berry Hill, Director

Date: December 4, 2013

Subject: Information Only - Loudoun County Capital Intensity Factor

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This memo serves to provide a short explanation of the County's Capital Intensity Factor (CIF) and a brief explanation of how the Town of Leesburg approaches capital expense recovery through proffers associated with legislative land development applications (i.e. rezoning applications).

The County's CIF calculates the impact a residential rezoning has on the county's capital facility development costs. Capital facilities will include schools, recreation facilities, social service facilities, libraries and other public facilities. The CIF is the dollar amount of the capital facilities impact by type of residential unit and by the geographic location in the County. Simply put:

$$\text{CIF} = (\text{Household Size} \times \text{Facility Cost per Capita}) + (\text{Students Per Household} \times \text{School Cost per Student})$$

The inputs to this formula are regularly reviewed by the County's Fiscal Impact Committee.

In 2005, the County asked each of the towns in the County to adopt the CIF for schools. As such, Resolution 2005-111 was adopted by the Leesburg Town Council. Subsequent to the adoption of this resolution, each residential rezoning has been reviewed per this resolution and recommendations are made to the applicant to address the anticipated capital costs associated with school impacts for the proposed development. School proffer money that is collected by the Town is forwarded to the County. The table below shows the current school-only CIF for the Leesburg area along with the Town's cost per unit per Resolution 2005-111.

	Current County	Current Leesburg
Single Family Detached	\$33,450/unit	\$29,750/unit
Single Family Attached	\$19,608/unit	\$15,619/unit
Multi-family	\$9,996/unit	\$7,809/unit

With all rezoning applications, in addition to schools contributions, the Town staff assesses off-site transportation impacts. Staff applies Appendix B of the Town Plan as a guideline to estimate a monetary value for off-site transportation impacts.

Staff recommends that Council update the Town's school-only CIF to be consistent with the County's CIF for the Leesburg area.